# Property Transactions: Why Title Due Diligence Cannot Be Skipped

## The Risk of Skipping Due Diligence

Property disputes often trace back to a single missed step: inadequate title verification. Encumbrances, unresolved inheritance claims, or defective chain-of-title documents can surface years after a purchase, sometimes threatening the buyer's ownership altogether.

## What Due Diligence Should Cover

A thorough review examines the chain of title, encumbrance certificates, mutation records, applicable zoning or land-use restrictions, and any pending litigation connected to the property before a transaction closes.

## Lease Agreements and Ownership Structuring

Whether leasing commercial space or structuring joint ownership, clear contractual terms around renewal, exit, and dispute resolution prevent many of the disagreements that later escalate into litigation.

## Resolving Possession and Ownership Disputes

When disputes do arise, whether over possession, boundary lines, or competing ownership claims, prompt legal action preserves evidence and strengthens a party's position before a civil court.

For further reading and legal consultation on this and related matters, visit https://jainlawchambers.com, the website of Jain Law Chambers, New Delhi.

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